

# LOVE THE VENICE LIFESTYLE IN VENETIA

## 4600 BORGHESE COURT



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Drive through the gates of Venetia and be greeted by fountains, waterfalls and lakes that announce the serene setting for your dream home. Venetia is an active community conveniently situated only minutes from the beautiful beaches of Venice and nearby shopping, medical, restaurants and recreational activities. Add the beauty within the community, and you have found one of the area's most desirable lifestyles.

Transitional design and high-quality finishes are embodied in this 3 bedroom, 2 bath home with bright open living areas and tasteful decor. This brand new home by Majestik Homes is built for Florida's sunny climate with energy-efficient, low-e windows and doors. Every detail was carefully selected and quality crafted. Highlights include open-concept design, split-bedroom floorplan, and abundant windows providing light and ventilation.

Live and entertain with ease in the 29' x 37' bright and airy living area with the kitchen at the center and generous spaces for the dining room and family room. The kitchen features stainless steel appliances, and has plenty of storage in the soft-close cabinetry with granite countertops and closet pantry. Sliding glass doors in the family room open the home to a covered lanai where you can enjoy the laid-back Florida lifestyle.

The master bedroom is a wonderful haven with 2 walk-in closets, ensuite bath with free-standing tub and walk-in shower, and French doors to the covered lanai. On the other side of the home, 2 bright bedrooms share a bath, and the inside laundry room steps out to the two-car garage.

Brand new and ready to move in, this home comes with a one-year home warranty and is built to provide you with years of carefree living in an outstanding community.

**Be sure to look at video and photos of this home at:  
[peterglaughlin.com/4600-borghese-court](http://peterglaughlin.com/4600-borghese-court)**

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## LOCATION

- Outstanding location in Venetia community
- Amenities include community pool, tennis courts, basketball court, clubhouse and social activities
- 1.5 miles to Venice Village Shoppes with Publix, Home Depot, Target, Staples and a variety of restaurants
- 4.6 miles to Manasota Key Beach
- 5.6 miles to Venice Regional Hospital
- 1 mile to Venice East Public Golf Course

## EXTERIOR

- New construction
- Barrel tile roof
- Energy-efficient windows
- Hurricane shutter system
- Covered lanai
- Beautifully landscaped
- Irrigation sprinkler system

## INTERIOR

- 2,281 sq. ft. under air
- 3 bedrooms, 2 baths
- Open-concept, light and bright living areas
- High-quality finishes
- Tray ceilings in master bedroom and dining room
- Crown molding
- Inside laundry room
- Cable outlets in all bedrooms and great room
- In-wall pest control system



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## COVERED ENTRY

- Size: 10'8" x 6'7"
- Painted textured concrete floor
- Arched entry with round column
- 13-9" ceiling
- 8' door with arched transom



## FOYER

- Size: 7'3" x 6'4"
- Wood laminate floor
- 11'10" ceiling
- Crown molding
- Iron chandelier



## DINING ROOM

- Size: 15'6" x 11'
- Wood laminate floor
- Tray ceiling
- Crown molding
- Industrial rustic chandelier



## GREAT ROOM

- Size: 18' x 14'
- Wood laminate floor
- Crown molding
- Ceiling fan
- Sliding glass doors to covered lanai



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## KITCHEN

- Size: 13'5" x 9'5"
- Wood laminate floor
- Crown molding
- Recessed ceiling lights
- Eat-in island with 3 industrial pendant lights
- Soft-close, dark wood cabinetry
- Granite countertops
- Textured subway tile backsplash
- Oversize, stainless steel, single-bowl undermount sink with Moen faucet
- Closet pantry
- Whirlpool, stainless steel, side-by-side refrigerator/freezer with water/ice dispenser
- Whirlpool, stainless steel range with smooth cooktop and convection oven
- Whirlpool, stainless steel, built-in microwave over range with integrated vent
- KitchenAid garbage disposal



## CASUAL DINING NOOK

- Size: 12'6" x 10'
- Wood laminate floor
- Crown molding
- Industrial pendant light
- Windows on two sides overlooking lanai and back yard

## LAUNDRY ROOM

- Size: 11' x 6'6"
- Wood laminate floor
- GE washer and dryer
- Storage closet



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## MASTER BEDROOM

- Size: 17'8" x 15'6"
- Carpet
- Tray ceiling
- French doors to covered lanai
- 2 walk-in closets:  
9'11" x 5'7" & 5' x 5'7"



## ENSUITE MASTER BATH

- Size: 15'6" x 14'9"
- Wood grain ceramic tile plank floor
- Recessed ceiling lights
- Exhaust fan
- 2 wood vanities with granite countertops and undermount oval sinks
- Wall mirrors over vanities with designer wall-mounted lights
- Free-standing soaking tub with tub filler and body spray
- Walk-in shower with sliced pebble tile floor, tile walls and glass enclosure
- Water closet with commode and exhaust fan



## BEDROOM 2

- 11'4" x 11'4"
- Carpet
- Standard closet

## BEDROOM 3

- 11'8" x 11'
- Carpet
- Standard closet



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## BATH 2

- 8'2" x 7'10"
- Tile floor
- Wood vanity with granite countertop and undermount oval sink
- Wall mirror and wall-mount light over vanity
- Bathtub/shower with subway tile walls
- Linen alcove



## 2-CAR GARAGE

- Size: 20' x 20'
- Painted concrete floor
- Automatic garage door
- Utility sink
- RainBird irrigation system control



## COVERED LANAI

- Size: 29'6" x 10'
- Textured, painted concrete floor
- 2 ceiling fans with lights



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